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By Hand Delivery

Mr. Brian Golden, *Acting Director*  
Boston Redevelopment Authority  
One City Hall Plaza, 9<sup>th</sup> Floor  
Boston, MA 02201

**Re: 135 Bremen Street Development, 135 Bremen Street, East Boston**

Dear Acting Director Golden:

On behalf of my client, the 135 Bremen Street, LLC, I am pleased to submit this Letter of Intent in connection with the proposed 135 Bremen Street Development Project (the "Proposed Project") in the East Boston neighborhood of Boston. The submission is being made in accordance with the Mayor's Executive Order dated October 10, 2000, Relative to the Provision of Mitigation by Development Projects in Boston, as amended.

The 135 Bremen Street, LLC is comprised of two local real estate developers and investors, Mr. Joseph Ricupero and Mr. Michael Merullo. Both of the developers have purchased and developed both large and small projects around the East Boston Neighborhood, and also own a local business that services Boston and surrounding municipalities in Suffolk County.



The Proposed Project is approximately 36,000 square feet of underutilized commercial land along the Bremen Street corridor that lies within a Corridor Enhancement Zoning Sub district. The current site was used as a trucking terminal in the past and also houses two billboards on the corner of Bremen and Porter Street. As part of the community benefits related to this Project, the old commercial building will be demolished and the billboards will be removed from the site.

The Proposed Project will be constructed as a five-story residential market rate development with ground floor commercial space. The Proposed Project is ideally situated within close proximity to Airport and Maverick Square MBTA stations' and the Sumner, Callahan, and Ted Williams Tunnels', making it convenient for future resident commuters. The Proposed Project will be in close proximity to the East Boston Greenway connector and Bremen Street Park, giving residents plenty of open space and green space to utilize. The Project is also walking distance to both Maverick and Central Squares, offering many neighborhood shops and restaurants to service the new residents of the development. The Developers are proposing a project that would include both residential units and neighborhood commercial space that will revitalize an otherwise abandoned location, and will utilize its central location and proximity to public transportation.

The Developers are proposing a mixed use project that will include ninety three residential units and 6,734 square feet of commercial space along the ground floor of the building. The units will have a mixture of different sizes, which will accommodate East Boston's diverse and growing population. The units will be comprised of five studio units, ten one bedroom units, fifty-five two bedroom units, eighteen two bedroom/plus den units, and five three bedroom units. The Developers understand that parking is always a concern to the neighborhood residents, and are proposing an underground parking facility that will house one hundred forty eight parking spaces and sixty-six bike racks for both residents and commercial patrons at 135 Bremen Street. The Proposed Project is unique to the community because it provides such a high number of private parking spaces for residents, and is within walking distance to two MBTA stations, which will minimize community impact from resident/patron parking from the Proposed Project.

The second component of the Proposed Project will include 6,734 square feet of commercial retail space. The retail space will accommodate the needs of East Boston's growing population. The space will include at least one local neighborhood restaurant/retail space that allows for residents to walk to the establishment from their house or from one of the busy MBTA stations. The East Boston community has been looking to add more commercial retail/restaurant space to new projects, to ensure that residents can both live and shop within the community.

The Proposed Project is subject to Large Project Review under Article 80B of the Boston Zoning Code. In parallel with this application, the Proposed Project will seek zoning relief from the Boston Zoning Code at the Boston Zoning Board of Appeal related to the size and change of use of the land and structures that currently sit on them.



The Proposed Project will completely revitalize this section of Bremen and Porter Street, and will bring necessary residential housing to an underutilized corridor. The site is attractive due to its close proximity to the Greenway, Bremen Street Park, train stations, and all of the many shops and restaurants in Central and Maverick Squares'.

On behalf of the entire development team, we look forward to working with you, BRA staff, the City of Boston, and the East Boston community in furtherance of this investment in the City of Boston.

Yours very truly,

A handwritten signature in black ink, appearing to read "Jeffrey R. Drago", with a stylized flourish at the end.

Jeffrey R. Drago, Esq.  
Legal Counsel

